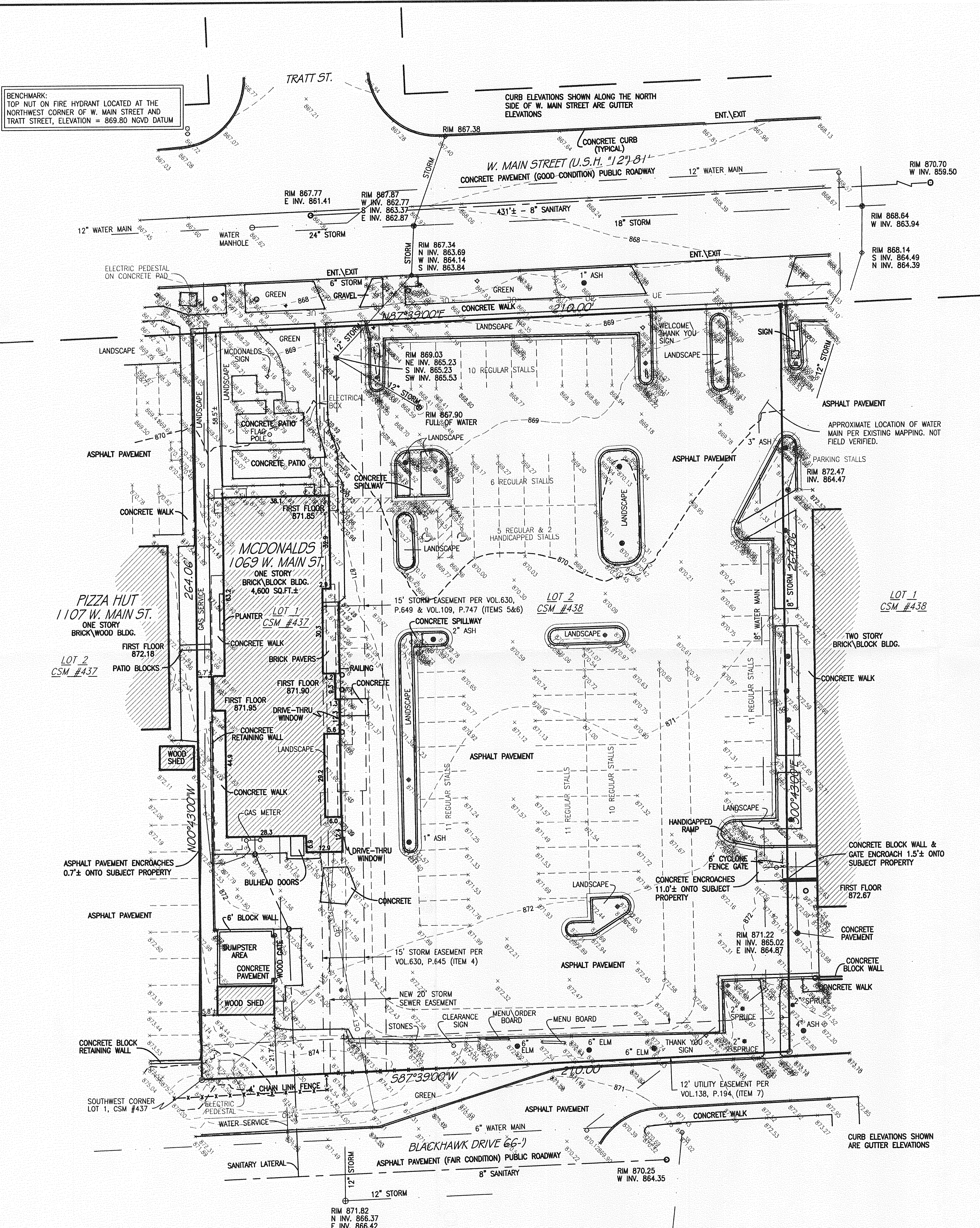


BENCHMARK:  
TOP NUT ON FIRE HYDRANT LOCATED AT THE  
NORTHWEST CORNER OF W. MAIN STREET AND  
TRATT STREET, ELEVATION = 869.80 NGVD DATUM



# MCDONALDS

1069 W. MAIN STREET  
CITY OF WHITEWATER  
WALWORTH COUNTY, WISCONSIN

- NOTES:**
- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES, THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION.
  - SUBJECT PROPERTY IS IN ZONE "C" AND NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER, 550200 0004 B, EFFECTIVE DATE: JUNE 1, 1982
  - B-1 COMMUNITY BUSINESS DISTRICT DIMENSIONAL REQUIREMENTS:  
(PRESENT CITY OF WHITEWATER ZONING CODE)
    - LOT AREA MINIMUM: 7,000 SQ.FT. FOR LOTS EXISTING AT THE TIME OF ADOPTION OF THE ORDINANCE CODIFIED IN THIS CHAPTER, AND 15,000 SQ.FT. FOR ALL OTHER LOTS. (ORD. 1452 §1(PART), §4(PART), 2000: ORD. 994 §3.10(C), 1982)
    - MAXIMUM BUILDING HEIGHT: 3 STORIES OR FORTY-FIVE FEET, WHICHEVER IS LESS.
    - MAXIMUM BUILDING LOT COVERAGE: 50 PERCENT.
    - YARD REQUIREMENTS FOR PRINCIPAL BUILDING, OUTSIDE STORAGE AND DUMPSTER:
      - FRONT & STREET SIDE: 30 FEET MINIMUM
      - INTERIOR SIDE: 10 FEET MINIMUM, EXCEPT NO SIDE YARD IS REQUIRED FOR BUILDINGS DESIGNATED FOR COMMON WALL CONSTRUCTION.
      - REAR: 20 FEET MINIMUM.
    - ANY YARD ADJUTING A RESIDENTIAL DISTRICT OR RESIDENTIAL USE, 30 FEET MINIMUM OR THE HEIGHT OF THE NEAREST PRINCIPAL BUILDING OR STRUCTURE ON THE LOT BEING DEVELOPED, WHICHEVER IS GREATER.
    - THERE SHALL BE NO PARKING AREAS, CIRCULATION DRIVES OR ACCESSORY BUILDINGS WITHIN THE REQUIRED FRONT YARD.
    - PLAN REVIEW IN ACCORDANCE WITH CHAPTER 19.63 SHALL BE REQUIRED FOR ANY DEVELOPMENT IN THE B-1 DISTRICT.
  - PARKING REQUIREMENT:
    - 1 STALL MINIMUM FOR EACH 200 SQUARE FEET OF PRIMARY FLOOR AREA.
    - THE NUMBER OF REQUIRED PARKING SPACES SHALL NEVER EXCEED THE NUMBER OF OCCUPANTS ALLOWED UNDER SECTION 19.09.520.
  - SEE THE "CITY OF WHITEWATER" ZONING ORDINANCE FOR ADDITIONAL DETAILS FOR SETBACKS, PARKING ETC.

## SCHEDULE B-II: TITLE COMMITMENT NO. N3006-048-22, DATED 4/14/76

- (3) UTILITY EASEMENT AS SHOWN ON SURVEY OF HAROLD H. KOLB, DATED JANUARY 16, 1976, NO LONGER AFFECTS SUBJECT PROPERTY.
  - EASEMENT NOW LIES WITHIN ROAD RIGHT OF WAY.
- (4) 15' STORM SEWER EASEMENT GRANTED TO THE CITY OF WHITEWATER AS PER VOLUME 630, PAGE 645 AS DOCUMENT NUMBER 579128, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- (5) 15' STORM SEWER EASEMENT GRANTED TO THE CITY OF WHITEWATER AS PER VOLUME 630, PAGE 649 AS DOCUMENT NUMBER 579130, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- (6) 15' STORM SEWER EASEMENT GRANTED TO THE CITY OF WHITEWATER AS PER VOLUME 109, PAGE 747 AS DOCUMENT NUMBER 675469, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- (7) 12' UTILITY EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY & WISCONSIN TELEPHONE COMPANY AS PER VOLUME 138, PAGE 194 AS DOCUMENT NUMBER 693137, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.

**NEW 20' STORM SEWER EASEMENT: (5' WEST AND 15' EAST OF EXISTING SEWER)**  
PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 437, AS RECORDED ON PAGE 238 AND 239, VOLUME 2 OF CERTIFIED SURVEY MAPS AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 438, AS RECORDED ON PAGE 240 AND 241, VOLUME 2 OF CERTIFIED SURVEY MAPS, BOTH LOTS BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 437; THENCE N87°39'00"E, 45.94 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF BLACKHAWK DRIVE TO THE POINT OF BEGINNING; THENCE N00°35'34"W, 264.06 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MAIN STREET; THENCE N87°39'00"E, 20.01 FEET ALONG SAID SOUTH LINE; THENCE S00°35'34"E, 264.06 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BLACKHAWK DRIVE; THENCE S87°39'00"W, 20.01 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 5,281 SQUARE FEET MORE OR LESS.

**LEGAL DESCRIPTION:**  
LOT 1 OF CERTIFIED SURVEY NO. 437, AS RECORDED ON PAGE 238 AND 239, VOLUME 2 OF CERTIFIED SURVEY MAPS, AND LOT 2 OF CERTIFIED SURVEY NO. 438, AS RECORDED ON PAGE 240 AND 241, VOLUME 2 OF CERTIFIED SURVEY MAPS, BOTH LOTS BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN. SAID PARCEL CONTAINS 55,428 SQUARE FEET (1.2725 ACRES) OF LAND MORE OR LESS.

TAX KEY NUMBERS: /A 437 00001 & /A 438 00002

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREON, AND AS TO THEM I HEREBY CERTIFY THAT SAID SURVEY AND THE ABOVE MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS AND THAT THE INFORMATION CONTAINED HEREON IS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, A TRUE AND ACCURATE REPRESENTATION THEREOF.

THOMAS F. HALVERSON, RLS-1445  
DATED 11/30/07

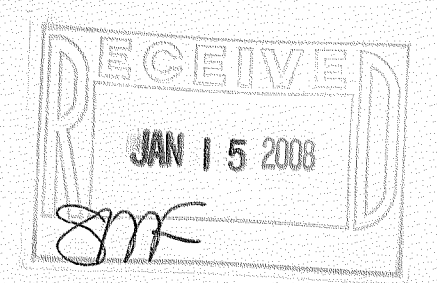
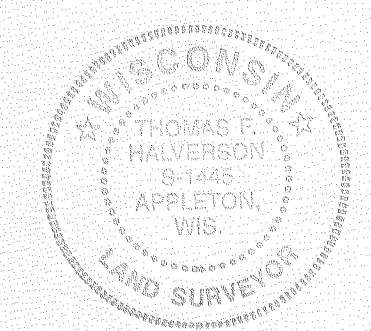
**LEGEND:**

- HARRISON/BERNTSEN MONUMENT FOUND
- 1" O.D. ROUND IRON PIPE FOUND
- 3/4" SOLID ROUND #6 IRON REBAR FOUND
- CHISEL CROSS FOUND
- RAILROAD SPIKE FOUND
- PK NAIL FOUND
- 1 1/4" X 24" SOLID ROUND #10 IRON REBAR SET, 4,303 LBS. PER LIN. FT.
- 3/4" X 24" SOLID ROUND #6 IRON REBAR SET 1,502 LBS. PER LIN. FT.
- CHISEL CROSS SET
- RAILROAD SPIKE SET
- PK NAIL SET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- DOWN GUY
- GAS VALVE
- GAS METER
- ELECTRICAL MANHOLE
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- LIGHT
- DECORATIVE LIGHT
- SIGN
- TRAFFIC SIGNAL
- TREE
- CONCRETE FILLED GUARD POST
- RECORDED AS
- OVERHEAD ELECTRICAL
- OVERHEAD TELEPHONE
- OVERHEAD CABLE TV
- OETC OVERHEAD ELECTRICAL & CABLE TV
- OET OVERHEAD ELECTRICAL & TELEPHONE
- OETC OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV
- FO UNDERGROUND FIBER OPTIC
- UE UNDERGROUND ELECTRICAL
- UT UNDERGROUND TELEPHONE
- UC UNDERGROUND CABLE TV
- UTC UNDERGROUND TELEPHONE & CABLE TV
- UET UNDERGROUND ELECTRICAL & TELEPHONE
- UETC UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV

NORTH IS REFERENCED TO THOSE BEARINGS SHOWN ON CERTIFIED SURVEY MAP NUMBER 437 AS RECORDED IN VOLUME 2 OF CERTIFIED SURVEY MAPS ON PAGE 238, LOCATED IN SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

Scale: 1" = 20'

**DIGGERS HOTLINE**  
TOLL FREE (800) 242-8511  
MILWAUKEE AREA (414) 259-1181  
HEARING IMPAIRED TDD (800) 542-2289  
WWW.DIGGERSHOTLINE.COM



| SCALE                                                                                                                                                                | DATE     | PROJECT NO. | SHEET NO. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|-----------|
| 1" = 20'                                                                                                                                                             | 11-30-07 | C94740-07   |           |
| DESIGNED                                                                                                                                                             | DRAWN    | CHECKED     | REF.      |
|                                                                                                                                                                      | ROD      |             |           |
| MCDONALDS CORPORATION<br>ATTENTION: DAWN BOURBEAU<br>4320 WINFIELD ROAD, SUITE 400<br>WARRENVILLE, IL 60555<br>SITE ID: 0480079, CITY OF WHITEWATER, WALWORTH COUNTY |          |             |           |
| CAROW LAND SURVEYING CO., INC.<br>615 N. LYNDALE DRIVE<br>APPLETON, WISCONSIN 54912-1297<br>PHONE 920-731-4168 FAX 731-5673                                          |          |             |           |
| REVISIONS                                                                                                                                                            | DATE     | INT.        |           |
|                                                                                                                                                                      |          |             |           |